

REQUEST FOR COUNCIL ACTION

SUBJECT: Request for Modification of Engineering Design Standards

SUMMARY: Approve a request for modification of engineering design standards for the Highlands Commercial Development. The modification will allow the grading on the site to exceed the 6 feet maximum allowed by code.

**FISCAL
IMPACT:** None

STAFF RECOMMENDATION:

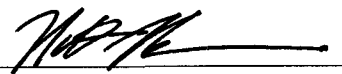
Staff recommends approval of the modification of an engineering design standard.

MOTION RECOMMENDED:

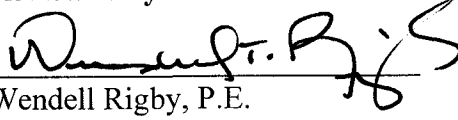
"I move to approve the modification of an engineering design standard as outlined in the staff report."

Alternate Motion: "I move to deny the modification of an engineering design standard as outlined in the staff report."

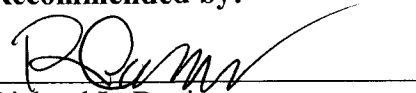
Prepared by:


Nathan Nelson, P.E.
City Engineer

Reviewed by:


Wendell Rigby, P.E.
Director of Public Works

Recommended by:


Richard L. Davis
City Manager

BACKGROUND DISCUSSION

The Highlands Commercial site consists of approximately 35 acres of property with significant grade changes. In order for the site to be developed it must be graded, and contoured to provide suitable development pads and parking areas. The City municipal code prohibits the changing of natural grades by more than six feet unless measures are taken to reduce the length and steepness of manmade slopes by use of retaining walls, terracing, etc. The code also places limits on the height and spacing of retaining walls that can be used.

The plans for this development include areas of cuts and fills in excess of six feet. Where possible, contouring, terracing and retaining walls have been utilized to minimize the amount of cuts and fills. Based on the overall site design, and the engineering plans and reports, it is recommended that the six feet limitation on cuts and fills be waived. The City Engineer is satisfied that the proposed grading plans are adequate to provide safe access and movement throughout the site as well as stable building pads.

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 14-17

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST JORDAN TO
MODIFY CERTAIN ENGINEERING DESIGN STANDARDS FOR THE
HIGHLANDS COMMERCIAL DEVELOPMENT**

Whereas, the City Council of the City of West Jordan met in regular meeting on January 29, 2014 , to consider whether to modify certain Engineering Design Standards to allow grading to exceed the 6 feet maximum for the Highlands Commercial Development located at 5600 West 7800 South; and

Whereas, the size, shape, topography and grading conditions on the property are to be contoured to provide suitable development pads and parking area; and

Whereas, the contouring, terracing and retaining walls have been utilized to minimize the amount of cuts and fills; and

Whereas, the overall site design and engineering plans recommends that the six feet limitation on cuts and fills be waived, and

Whereas, the City Engineer is satisfied that the proposed grading plans are adequate to provide safe access and movement throughout the site, and

Whereas, the modification is consistent with the spirit and purpose of the City Municipal Code:

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THAT:

Section 1. The City Council hereby grants certain modifications from the strict application of the Engineering Design Standards for the 6 feet maximum grading.

Section 2. This Resolution shall take effect immediately upon passage.

Passed by the City Council of West Jordan, Utah, this 29th day of January, 2014.

CITY OF WEST JORDAN

By: _____
Mayor Kim V. Rolfe

ATTEST:

Melanie S. Briggs, City Clerk/Recorder

Voting by the City Council

"AYE"

"NAY"

Jeff Haaga

Judy Hansen

Chris McConnehey

Chad Nichols

Ben Southworth

Justin D. Stoker

Mayor Kim V. Rolfe



ANDERSON WAHLEN & ASSOCIATES

Great Basin Engineering South

January 13, 2014

City of West Jordan
8000 South Redwood Road
West Jordan, Utah

Re: The Highlands – Request for Modification to Engineering Design Standards

To Whom It May Concern:

Peterson Development and Smith's Food & Drug Stores are planning a new shopping center at the northwest corner of 7800 South and 5600 West. Due to the existing topography a large amount of grading will need to be performed at the site. In many areas the cut and fill area will exceed the 6 feet maximum allowed by the city.

We hereby request a modification to the city's engineering design standards to accomplish this work.

Please contact me at 801-410-8503 if you have questions regarding the planned grading work.

Sincerely,
Anderson, Wahlen & Associates, Inc.

David G. Anderson, P.E.
Vice President